



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
www.danbury-ct.gov

(203) 797-4525
(203) 797-4586 (FAX)

AGENDA – REGULAR MEETING
WEB BASED MEETING HOSTED ON ZOOM
APRIL 7, 2021
7:30 P.M.

Public Participation Instructions on Page 3 of this Agenda
To view livestream on Danbury CT Planning & Zoning YouTube Channel click on
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>

To View Application Materials, Click on Links Below the Agenda Item

ROLL CALL:

ACCEPTANCE OF MINUTES: March 17, 2021.

[Click on link for draft minutes.](#)

THE NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 21, 2021.

PUBLIC HEARINGS:

- 1) Nejame Plaza LLC – Application for Special Exception/Revised Site Plan Approval to permit Storage of Concrete Aggregates or Manufacture of Concrete & Concrete Products, Storage of Bituminous Product, Storage or Sale of Building Materials, & Storage of Construction Equipment (Nejame Pool Industrial Site) in the IG-80 Zone - 44 Payne Road (N12004) - SE #776.

Click on links below for:

[Special Exception/Site Plan Application](#)
[Land Use plans](#)

Departmental staff reports:

- a.) [Department of Planning and Zoning](#)
 - b.) [Engineering Division](#)
 - c.) [Construction Services Division](#)
- 2) Global Partners LP/Four Star Realty LLC- Application for Revised Special Exception/Revised Site Plan for Automobile Service Station ("Global Gas Station") in

the CG-20 Zone - 108 Newtown Road & 5 Mountainview Terrace (M10029 & M10028) - SE #720.

Click on links below for:

[Special Exception/Site Plan Application](#)

[Project Summary](#)

[Traffic Summary](#)

[Stormwater Report](#)

[Land Use Plans](#)

[Departmental staff reports](#)

CONTINUATION OF PUBLIC HEARING:

- 1) Newtown Road LLC/Maria & Manuel Andre, Manuel Neves Gouveia Marques, & Antonio Mendes Gouveia Marques – Application for Special Exception/Site Plan Approval for Child Day Care Center in the CG-20/RA-8 Zone – 36 Newtown Road, 40 & 42 Newtown Road, Whitney Avenue (K13188, K13190 & K12255, & K12254) – SE 780. ***THIS APPLICATION IS TABLED - THERE WILL BE NO ACTION TAKEN OR DISCUSSION ON IT.***

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

REFERRALS:

PLEASE NOTE THAT ITEMS #1 & #2 HAVE BEEN WITHDRAWN.

- 1) 8-3a Referral - Petition of Berkley Insurance Company/Encompass Health CT Real Estate LLC to Amend the Master Plan of The Reserve. (Amend Phase 9B, Non-Residential Uses Not Serving the Immediate Needs of the Residential Development, from 100,000 SF of commercial use to 100,000 SF as a Physical Medical Facility-In-Patient Use.) *Zoning Commission public hearing scheduled for April 27, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19. **THIS PETITION HAS BEEN WITHDRAWN.***
- 2) 8-3a Referral - Petition of Newtown Road LLC/Maria & Manuel Andre, Manuel Marques, & Antonio Marques, Whitney Avenue (K12254) for Change of Zone from RA-8 to CG-20. *Zoning Commission public hearing scheduled for April 27, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19. **THIS PETITION HAS BEEN WITHDRAWN.***
- 3) 8-3a Referral - Petition of SC Ridge Owner LLC to Amend Sections 4.H.2.b.(2)(a) & 4.H.2.b.(3)(b) of the Zoning Regulations. *Public hearing scheduled for May 11, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19. ***This will be discussed at the April 21, 2021 meeting.****

- 4) 8-3a Referral - Petition of SC Ridge Owner LLC to Amend the Master Plan for The Summit (approved June 23, 2020). *Public hearing scheduled for May 11, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19. This will be discussed at the April 21, 2021 meeting.*

NEW BUSINESS: None.

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Real Time Capital Properties LLC – Application for Special Exception/Revised Site Plan for expansion of existing self-storage facility (“Safe & Sound Storage”) in the IL-40 Zone – 18 Great Pasture Rd. (L15008-009 & L16007) – SE #769. *Public hearing scheduled for April 21, 2021.*
- 2) Real Time Capital Properties LLC – Application for Revised Floodplain Permit for “Safe & Sound Storage”, 18 Great Pasture Rd. (L15008-009 & L16007) – SE #769.

ADJOURNMENT

PUBLIC PARTICIPATION INSTRUCTIONS:

NOTE: This meeting starts at 7:30 PM (US and Canada), PLEASE feel free to join early after 7:00 PM to test the audio and video connection.

Topic: Planning Commission Meeting

Time: Wednesday, April 7, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88111968305?pwd=QnR2OXpTR0dtSFRVRDN0RUVGdEpLUT09>

Meeting ID: 881 1196 8305

Passcode: 374656

One tap mobile

+13126266799,,88111968305#,,, *374656# US (Chicago)

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Passcode: 374656

Find your local number: <https://us02web.zoom.us/j/kbev79DsVE>

See Also Virtual Meeting Instructions on Planning Commission webpage.